

# \$769,900 - 49 Chaparral Way Se, Calgary

MLS® #A2200689

**\$769,900**

5 Bedroom, 4.00 Bathroom, 2,006 sqft  
Residential on 0.12 Acres

Chaparral, Calgary, Alberta

Welcome to the home youâ€™ve been waiting for! Nestled in the highly sought-after lake community of Chaparral, this stunning 5-bedroom, 3.5-bathroom home offers an unbeatable combination of luxury, comfort, and family-friendly living. With greenspace right in your backyard, a playground just a hop, skip, and a jump away, and the private community lake within walking distance, this is a dream come true for families and outdoor enthusiasts alike!

From the moment you arrive, youâ€™ll be charmed by the inviting maintenance-free composite front porchâ€”perfect for sipping your morning coffee, greeting neighbors, or simply relaxing while enjoying the peaceful surroundings. Step inside and prepare to be wowed by the elegant design, open-concept layout, and engineered hardwood flooring throughout the main level. At the front of the home, youâ€™ll find a formal dining room, a bright and airy living room, a private office, and a convenient powder roomâ€”perfect for both entertaining and working from home. As you move toward the back, the heart of the home unfolds: a cozy yet sophisticated family room that flows effortlessly into the updated kitchen, complete with granite countertops, bright cabinetry, and a spacious breakfast nook. Just outside is your expansive deck with a charming gazebo, overlooking a beautifully landscaped backyard with underground sprinklers to keep it lush and green with ease.



A built-in BBQ gas line makes outdoor cooking a breeze!

Entertainment is built right in—literally! A built-in sound system is installed in most rooms, so you can enjoy music, podcasts, or movie nights with premium sound wherever you go.

Upstairs, retreat to your personal sanctuary! Featuring a large walk-in closet and a spa-like ensuite with double vanity, soaker tub, and separate shower, this is the perfect place to unwind. Two additional bedrooms and a stylish 4-piece bath complete the upper level, providing plenty of space for family members or guests.

But wait, there's more! The fully finished basement is the ultimate hangout zone, boasting a media/rec room with a custom bar, two additional bedrooms, a 3-piece bath with a conveniently located laundry area, and an oversized storage room.

This home is move-in ready with several recent upgrades, including a new washing machine (March 2025) and a new water heater (December 2024). For added convenience and security, it also features a built-in alarm system and soffit plugs for easy holiday light installation.

For year-round comfort, central air conditioning ensures you stay cool during those hot summer months.

This home is the perfect balance of upscale elegance and practical family living. With exclusive lake access, walking paths, parks, schools, and amenities just moments away, this is your opportunity to own a piece of paradise in one of Calgary's most desirable communities.

Don't miss out! Schedule your private showing today!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200689    |
| Price          | \$769,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,006       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 49 Chaparral Way Se |
| Subdivision | Chaparral           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 3K6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Gazebo, Picnic Area, Playground |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Oversized                        |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, Kitchen Island, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage  |

|                 |   |
|-----------------|---|
|                 | Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air  |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Electric, Gas, Living Room, Recreation Room                               |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Other, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped, Lawn, Street Lighting, Underground Sprinklers, Views, Garden, Greenbelt |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 3                |
| Zoning         | R-G              |
| HOA Fees       | 372              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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